

# No Financing/All Cash Investment

**Project Cost** 5,200,000.00 includes contingency

	<u>Org. Cash</u>	<u>Add'l Cash</u>	<u>Total</u>	<u>Land Value</u>	<u>Total Cont.</u>	<u>Percent</u>
County	813,500	1,561,500	2,375,000		2,375,000	37.2%
City	813,500	1,561,500	2,375,000		2,375,000	37.2%
LCRDA	450,000	-	450,000	1,181,600	1,631,600	25.6%
<b>Total</b>	<b>2,077,000</b>	<b>3,123,000</b>	<b>5,200,000</b>	<b>1,181,600</b>	<b>6,381,600</b>	<b>100.0%</b>

	<u>Lease</u>	<u>City 37.2%</u>	<u>County 37.2%</u>	<u>LCRDA 25.6%</u>
2005		-	-	-
2006	253,500	94,302	94,302	64,896
2007	253,500	94,302	94,302	64,896
2008	253,500	94,302	94,302	64,896
2009	253,500	94,302	94,302	64,896
2010	253,500	94,302	94,302	64,896
2011	291,525	108,447	108,447	74,630
2012	291,525	108,447	108,447	74,630
2013	291,525	108,447	108,447	74,630
2014	291,525	108,447	108,447	74,630
2015	291,525	108,447	108,447	74,630
2016	335,254	124,714	124,714	85,825
2017	335,254	124,714	124,714	85,825
2018	335,254	124,714	124,714	85,825
2019	335,254	124,714	124,714	85,825
2020	335,254	124,714	124,714	85,825
2021	385,542	143,422	143,422	98,699
2022	385,542	143,422	143,422	98,699
2023	385,542	143,422	143,422	98,699
2024	385,542	143,422	143,422	98,699
2025	385,542	143,422	143,422	98,699
	<b>6,329,105</b>	<b>2,354,425</b>	<b>2,354,425</b>	<b>1,620,250</b>

NPV (4.5%) 1,410,427 1,410,427 970,617

## **Note:**

The scenario addressed above requires additional funds from the County and City of \$1,561,500 each. This makes each governments total cash infusion \$3,166,500 (\$2,375,000 for the building and an additional \$791,500 in direct cash incentives for the relocation.) The NPV (net present value) calculation reflects how much the lease payments would be worth in today's dollars assuming the funds could be invested at 4.5%.